

**Call to Order at 9:30 a.m.**

**Present:** Committee Members Bill Weistling, Mike Quinn, Vicki Carmean, Diane Tingle, Win Abbott and Pat Schuchman.

**Absent:** , Buzz Henifin, Gene Langan, Winnie Lewis

**Public:** Todd Smallwood (representing Planning Commission)

**Minutes:**

- Vicki Carmean made a motion to approve the minutes of October 5, 2010 seconded by Mike Quinn. Mike asked that the Minutes reflect the date for the next meeting be November 9, 2010.

**Discussion of Ordinances Under Review:**

- Bill Weistling commented that since three C&O members are absent from this meeting, he would rather not continue discussing Chapter 160 (Zoning) until all members are able to be present.
- Bill also brought up the amendment to Chapter 140 (Streets & Sidewalks) that was approved for a first reading at the October Town Council meeting. As mentioned at that meeting, the chapter currently devotes "Article I" to streets and this would allow for a future amendment that would be "Article II" devoted to sidewalks.
- Pat Schuchman mentioned during this discussion that this ordinance only refers to streets that intersect with Coastal Highway. Would the committee be interested in adding all streets to this ordinance which would require an amended first reading of this chapter for the December Town Council meeting?
- It was agreed to amend the chapter to include all streets as an amended first reading at the December Town Council meeting.
- Bill referred to the request of C&O committee for the Planning Commission assist in the definition of "Park" to be added to definitions in the zoning ordinance.
- Todd Smallwood stated that the Planning Commission researched other local definitions and found they would not meet the Town's needs.
- The Planning Commission did submit their own definition to C&O which was discussed among the committee. The submittal by the Planning Commission was agreed upon with the addition of it being "policed" by the Town.
- This definition is as follows: *"Park – An area of land set aside for public use having facilities for rest and recreation that are owned, maintained and policed by the Town of Fenwick Island."*
- Bill will present this definition for discussion at the December Town Council meeting. If agreed upon, this will be an amendment to Chapter 160-3A to include parks in the district boundaries.
- Vicki asked about including "open spaces" in the district boundaries; Pat stated that all open spaces are in the residential area and are private property.
- Bill stated the reference to the map posted in Town Hall mentioned in 160-3B will include a color designation such as "green" for "park".
- Win Abbott also mentioned that a Town map is included in the back of each codebook.
- Bill referred the committee to the Ocean City ordinance restricting parking on private property unless the vehicle owner has permission from the property owner. This ordinance allows Ocean City officers to issue tickets to such vehicles.
- Vicki commented she was in favor of making this requirement contingent upon issuance of the yearly business license. Diane Tingle would like to get the opinion of the business owners.
- Bill also mentioned parking in the commercial areas and if we want to continue with parking requirements in existing shopping centers. We would need to consider what the parking requirements should be for newly constructed commercial buildings.

- Bill brought up building height which will be the next item of discussion when the C&O committee resumes their discussion of Chapter 160 (Zoning).
- He would like to consider allowing elevators be included in the exceptions to the roof height just as is permitted for chimneys and solar energy devices. This could be restricted to commercial buildings only.
- Bill also commented that if any increase in height is allowed to accommodate commercial elevators, the area would be limited to the size of the elevator shaft and perhaps some architectural design could be incorporated to eliminate a flat “chimney” type appearance.
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**Comprehensive Plan:**

- Winnie Lewis was unable to attend this meeting. Bill stated this committee continues with the goals of the Planning Commission

**Next Meeting:**

- Next meeting – December 8, 2010 (Wednesday)
- Discussions planned will be:
  - Chapter 160 (Zoning) continued.

**Old Business:**

- None

**New Business:**

- The amended first reading to Chapter 140 (Streets & Sidewalks) will be presented at the December Town Council meeting.
- The definition of “Park” will be discussed at the December Town Council meeting.

**Adjourn:**

- Vicki Carmean made a motion to adjourn the meeting, seconded by Mike Quinn. The meeting was adjourned at 10:40 a.m.